



# CITY OF CHARLESTON

## TECHNICAL REVIEW COMMITTEE (TRC)

### Site Plans and Subdivisions

## RESULTS

### 4/2/2015

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Planning Library, 3rd Floor, 75 Calhoun St. The following applications were reviewed:

#### # 1 STONO VIEW PUD AMENDMENT

##### PUD MASTER PLAN

Project Classification: MAJOR SUBDIVISION  
Address: (2181) RIVER ROAD  
Location: JOHNS ISLAND  
TMS#: 3150000012, 047 & 120  
Acres: 147.09  
# Lots (for subdiv): -  
# Units (multi-fam./Concept Plans): -  
Zoning: PUD

☒ new BP approval tracking

City Project ID #: 150319-RiverRd-1  
City Project ID Name: TRC\_PUD:StonoviewPUDamendment  
Submittal Review #: 1ST REVIEW - SUBDIV  
Board Approval Required: PC

Owner: RIVER ROAD DEVELOPMENT, LLC  
Applicant: BYERS DESIGN GROUP, LLC  
Contact: TODD RICHARDSON

843-577-5703

todd@byersdesign.com

Misc notes: Proposed amendment to the existing PUD (annexation of additional lands).

**RESULTS:** Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the PC meeting.

#### # 2 SEA AIRE CLUSTER DEVELOPMENT (PLAT)

##### PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION  
Address: SECESSIONVILLE ROAD & COOPER JUDGE  
Location: JAMES ISLAND  
TMS#: 4270900069 & 4270000077  
Acres: 5.9  
# Lots (for subdiv): 24  
# Units (multi-fam./Concept Plans): 24  
Zoning: SR-1

☒ new BP approval tracking

City Project ID #: 141028-SeccessionvilleRd-1  
City Project ID Name: TRC\_PP:SeaAireClusterDevelopment[Plat]  
Submittal Review #: 3RD REVIEW - SUBDIV  
Board Approval Required: PC

Owner: NEW LEAF BUILDERS, LLC, LLC  
Applicant: JOSH ROBINSON  
Contact: ADAM BASLOW

820-545-3514

jr@robinsondesignengineers.com

Misc notes: Preliminary plat for a 24 lot subdivision. Plat is attached to the back of the road plans.

**RESULTS:** Revise and resubmit to TRC.

#### # 3 SEA AIRE CLUSTER DEVELOPMENT (ROADS)

##### ROAD CONSTRUCTION PLANS

Project Classification: MAJOR SUBDIVISION  
Address: SECESSIONVILLE ROAD & COOPER JUDGE  
Location: JAMES ISLAND  
TMS#: 4270900069 & 4270000077  
Acres: 5.9  
# Lots (for subdiv): 24  
# Units (multi-fam./Concept Plans): 24  
Zoning: SR-1

☒ new BP approval tracking

City Project ID #: 150319-SeccessionvilleRd-1  
City Project ID Name: TRC\_RC:SeaAireClusterDevelopment[Roads]  
Submittal Review #: 2ND REVIEW - SUBDIV  
Board Approval Required: PC

Owner: NEW LEAF BUILDERS, LLC  
Applicant: JOSH ROBINSON  
Contact: ADAM BASLOW

820-545-3514

jr@robinsondesignengineers.com

Misc notes: Road construction plans for a 24 lot subdivision.

**RESULTS:** Revise and resubmit to TRC.

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**#4 CAINHOY ENTRANCE ROAD, PHASE 1 (PLAT)****PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2620000008

Acres: 5.10

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): -

Zoning: CAINHOY LAND &amp; TIMBER PUD

Misc notes: Preliminary Plat for the Cainhoy Entrance Road.

☒ new BP approval tracking

City Project ID #: 141205-Clements FerryRd-1

City Project ID Name: TRC\_PP:CainhoyEntranceRdPhs1[Plat]

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required: PC

Owner: CAINHOY LAND &amp; TIMBER

Applicant: THOMAS &amp; HUTTON ENGINEERING CO.

843-725-5229

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

**RESULTS:** Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

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**#5 CAINHOY ENTRANCE ROAD, PHASE 1 (ROADS)****ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: CLEMENTS FERRY ROAD

Location: CAINHOY

TMS#: 2620000008

Acres: 5.10

# Lots (for subdiv): -

# Units (multi-fam./Concept Plans): -

Zoning: CAINHOY LAND &amp; TIMBER PUD

Misc notes: Road construction plans for the Cainhoy Entrance Road.

☒ new BP approval tracking

City Project ID #: 140917-Clements FerryRd-1

City Project ID Name: TRC\_RC:CainhoyEntranceRdPhs1[Roads]

Submittal Review #: 3RD REVIEW - SUBDIV

Board Approval Required: PC

Owner: CAINHOY LAND &amp; TIMBER

Applicant: THOMAS &amp; HUTTON ENGINEERING CO.

843-725-5229

Contact: JASON HUTCHINSON

hutchinson.j@thomasandhutton.com

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Engineering for stamping.

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**#6 MUHA CHILDREN'S HOSPITAL & WOMEN'S PAVILION, ESP****SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 326 CALHOUN STREET

Location: PENINSULA

TMS#: 4601400023

Acres: 3.50

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: LB

Misc notes: Early Site Package plans for proposed 535,067 square foot hospital.

☒ new BP approval tracking

City Project ID #: 150401-CalhounSt-2

City Project ID Name: TRC\_SP:MUHACHildren'sHospitalandWomen'sPavilion[EarlySitePackage]

Submittal Review #: COMBINED, 1ST REVIEW

Board Approval Required: BAR

Owner: MEDICAL UNIVERSITY HOSPITAL AUTHORITY

Applicant: ADC ENGINEERING, INC.

843-566-0161

Contact: JEFF WEBB

jeffw@adcengineering.com

**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

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**#7 WESTWOOD PLAZA****SITE PLAN**

Project Classification: MAJOR DEVELOPMENT

Address: 1812 SAM RITTENBERG BOULEVARD

Location: WEST ASHLEY

TMS#: 3511000001

Acres: 17.15

# Lots (for subdiv): 1

# Units (multi-fam./Concept Plans): -

Zoning: GB

Misc notes: Construction plans for a development of a portion of the existing Westwood Plaza development for a food store.

☒ new BP approval tracking

City Project ID #: 150204-1812Sam RittenbergBlvd-1

City Project ID Name: TRC\_SP:WestwoodPlaza[Food store]

Submittal Review #: PRELIMINARY

Board Approval Required: DRB

Owner: KIMCO CHARLESTON 631, INC.

Applicant: BLUEWATER CIVIL DESIGN, LLC

864-735-5453

Contact: LYNN SOLESBEE

lynn@bluewatercivil.com

**RESULTS:** Revise and resubmit to TRC.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.